



Ironstone Road  
Burntwood

# Ironstone Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom, semi-detached bungalow, situated in a quiet residential area.

The property features a spacious lounge-diner and conservatory to the rear plus a modern fitted kitchen, entrance porch and rear utility. There are also two double bedrooms, modern fitted bathroom and reception hallway.

Externally the property offers a good sized private rear garden which is not overlooked and features patio area and lawn. To the front is a block paved driveway with parking for several vehicles.

Other benefits include central heating and upvc double glazing.

It is well placed to take full advantage of local shopping facilities at Swan Island together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

## **ENTRANCE PORCH:**

Upvc front door and double doors offering vehicular access, light and electric points, door to the rear utility, entrance door into the hallway.

## **RECEPTION HALL:**

UPVC Front entrance door, laminate flooring, ceiling light fittings, radiator with decorative cover, doors to both bedrooms, bathroom, and lounge.

## **LOUNGE:**

16'0 (4.88m) x 10'10 (3.30m)  
Feature fireplace, carpeted flooring, TV point, coving, ceiling light fittings, radiator, patio doors to conservatory and door to kitchen.

## **CONSERVATORY:**

Poly-carbonate roof, upvc frame and brick base, laminate flooring, ceiling light fitting with fan and French doors to the rear garden.

## **KITCHEN:**

8'11 (2.71m) x 7'01 (2.16m)  
Range of matching base, drawer & wall mounted units, display shelving, integrated electric oven with 4 ring gas hob and cooker hood above, space for further appliances, work surface incorporating sink & drainer, tiled splash back, radiator, laminate flooring, recessed spot lighting, window to rear and door to utility.

## **UTILITY:**

Space for appliances, ceiling light point, window and door to rear garden.

## **MASTER BEDROOM:**

11'05 (3.48m) X 9'05 (2.87m)  
Carpeted flooring, ceiling light fitting and window to front.





**BEDROOM TWO:**

9'0 (2.74m) x 8'04 (2.54m)

Carpeted flooring, radiator, ceiling light fitting and window to front.

**BATHROOM:**

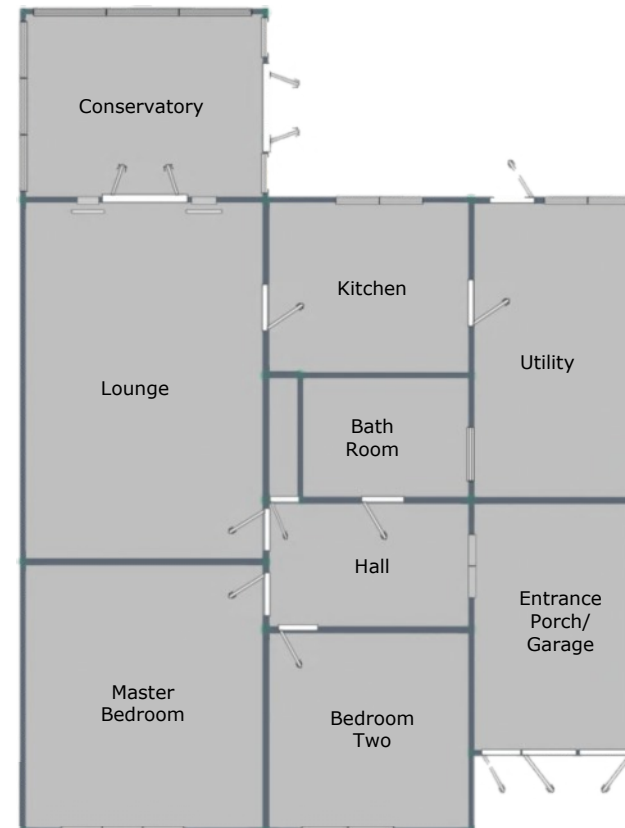
White suite comprising: bath with electric shower and screen, vanity unit incorporating low level w/c wash hand basin and cupboard, ceiling light fitting, extractor window to side

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

